



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2012-11

LEGISTAR #: 20120994

LANDOWNERS: City of Marietta
205 Lawrence Street
Marietta, GA 30060

PROPERTY ADDRESS: 1004 Roswell Street

PARCEL DESCRIPTION: Land Lot 01237, District 16, Parcel 0090

AREA: 1.01 acres

COUNCIL WARD: 7

EXISTING ZONING: CRC, Community Retail Commercial and
OI, Office Institutional

REQUEST: CRC, Community Retail Commercial

FUTURE LAND USE MAP

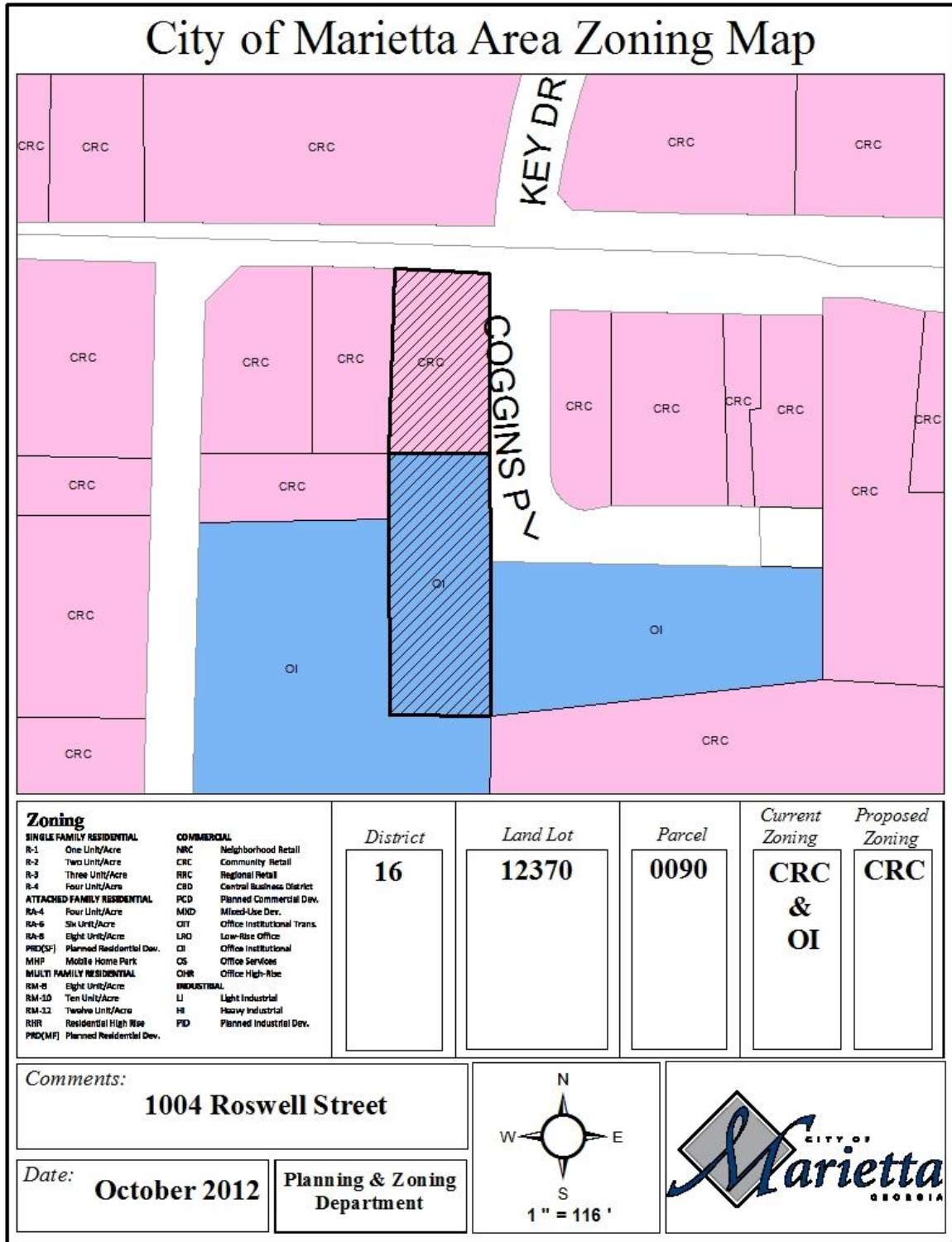
RECOMMENDATION: CAC, Community Retail Commercial

REASON FOR REQUEST: The City of Marietta is seeking to rezone this property from CRC and OI to CRC in order to eliminate the split-zoning and assign one zoning category for this parcel.

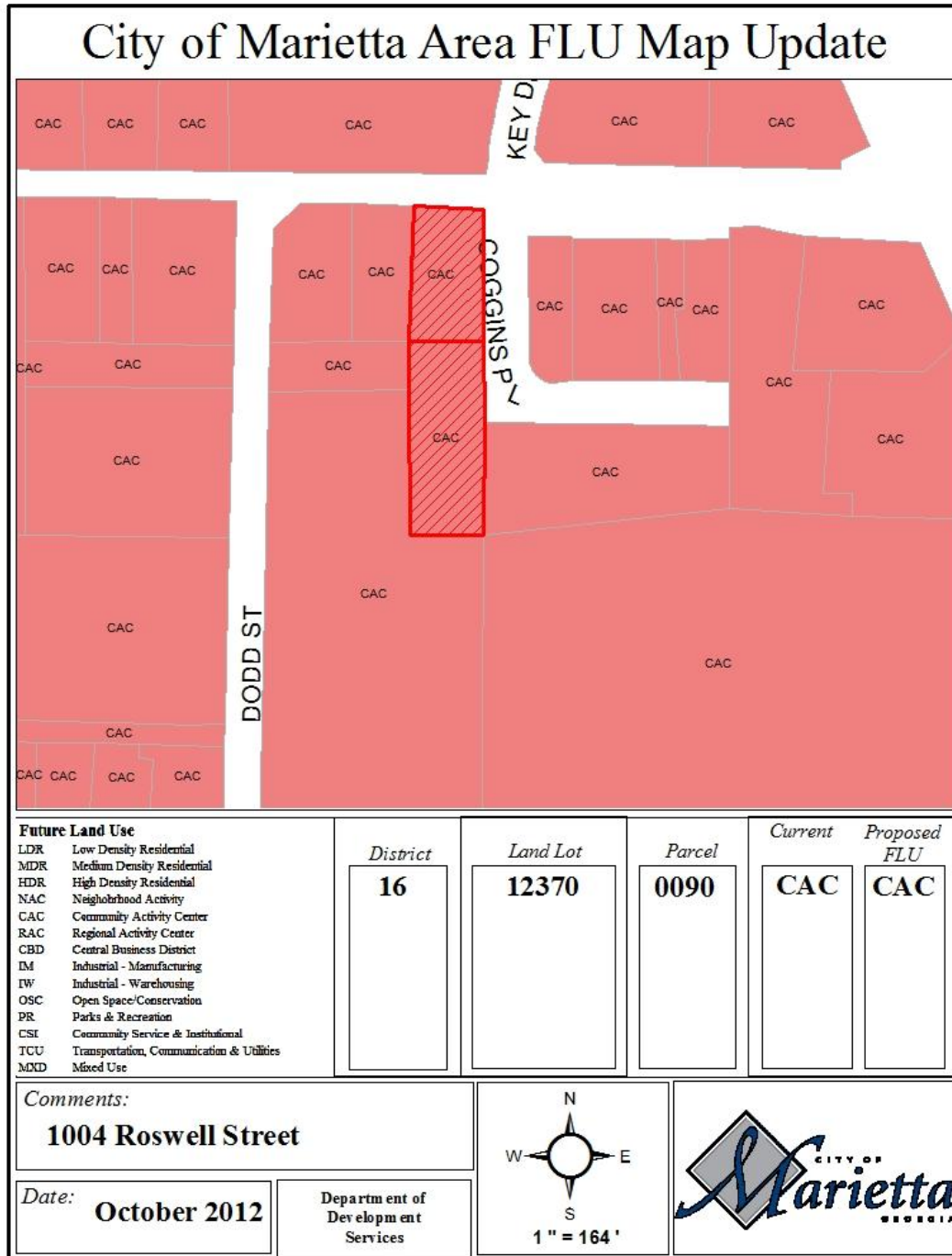
PLANNING COMMISSION HEARING: Wednesday, November 7, 2012 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, November 14, 2012 – 7:00 p.m.

MAP



FLU MAP



PICTURES OF PROPERTY



1004 Roswell St

STAFF ANALYSIS

Location Compatibility

The applicant, City of Marietta is requesting to rezone 1.01 acres located at 1004 Roswell Street. The subject property has split zoning, CRC (Community Retail Commercial) and OI (Office Institutional), and the property owner is seeking to rezone the property to CRC (Community Retail Commercial) to resolve the issue of having two zoning designations. The surrounding properties along Roswell Street are zoned CRC (Community Retail Commercial), and to the south of the subject property is the Marietta City School bus terminal property that is zoned OI (Office Institutional).

Use Potential and Impacts

The subject property was acquired by the City in 2006 for construction of the Roswell Street Widening and Streetscape projects. During the preparation of the plat to combine the subject parcel with adjacent parcels, it was discovered that the parcel was “split-zoned”. Prior to being obtained by the City - two parcels with different zoning classifications (CRC & OI) had been combined to form the subject parcel. Section 704.01(B), adopted in 1996, states that “Split zoned properties shall no longer be permitted”, however this combination of property occurred without being reviewed by City Staff. The subject property is currently vacant.

The subject property is located within the Commercial Corridor Overlay District and when this lot is developed will have to comply with the regulations that exist for Tier A.

The City’s Comprehensive Plan designates the subject and adjacent properties as having a Future Land Use (FLU) of CAC (Community Activity Center). The CRC zoning category is compatible with this FLU designation.

Environmental Impacts

There is no indication that any streams, floodplains, wetlands, or endangered species exist on the property.

Economic Functionality

The subject property is estimated to have been vacant since 2008. Many of the properties along Roswell Street are zoned CRC which permits various retail service businesses such as restaurants, shops, offices, car sales lots, etc. The proposed zoning for this property is suitable for redevelopment as a retail service use.



STAFF ANALYSIS CONTINUED

Infrastructure

The subject property is not expected to have any impact on the existing infrastructure in the area nor is it expected to have any impact on water and sewer system or electricity infrastructure in the area or once the site is developed. Regulations that are in place shall not allow the site to develop beyond the service capacity within the area.

History of Property

In 2006, the city acquired this property to construct the Roswell Street road widening and streetscape project.



ANALYSIS & CONCLUSION

The City of Marietta is requesting to rezone 1.01 acres located at 1004 Roswell Street, which is a split zoned parcel. The two zoning designations are CRC (Community Retail Commercial) and OI (Office Institutional), and the City of Marietta is seeking to rezone the property to CRC (Community Retail Commercial) to resolve the issue of having a split-zoned parcel. The surrounding properties along Roswell Street are zoned CRC (Community Retail Commercial), and to the south of the subject property is the Marietta City School bus terminal property that is zoned OI (Office Institutional).

The subject property was acquired by the City in 2006 for construction of the Roswell Street Widening and Streetscape projects. The subject property is currently vacant and is estimated to have been vacant since 2008.

The subject property is located within the Commercial Corridor Overlay District and any future development will have to comply with the regulations that exist for Tier A.

The City's Comprehensive Plan designates the subject and adjacent properties as having a Future Land Use (FLU) of CAC (Community Activity Center). The CRC zoning category is compatible with this FLU designation.

Prepared by: _____

Approved by: _____



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	
Size of the water line?	6 inch
Capacity of the water line?	n/a
Approximate water usage by proposed use?	n/a

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes	
If not, how far is the closest sewer line?	n/a	
Size of the sewer line?	8 inch	
Capacity of the sewer line?	n/a	
Estimated waste generated by proposed development?	A.D.F	Peak
Treatment Plant Name?	Cobb County	
Treatment Plant Capacity?	Cobb County	
Future Plant Availability?	Cobb County	

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property?	No
What percentage of the property is in a floodplain?	n/a
What is the drainage basin for the property?	Rottenwood Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	n/a
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No

Transportation

What is the road affected by the proposed change?	Roswell Street
What is the classification of the road?	Arterial
What is the traffic count for the road?	n/a
Estimated number of cars generated by the proposed development? **	n/a
Estimated number of trips generated by the proposed development? **	n/a
Do sidewalks exist in the area?	Yes
Transportation improvements in the area?	Yes
If yes, what are they?	Roswell Street Widening & Landscape Project



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development? #52 – 149 Dodd Street

Distance of the nearest station? 0.1 miles

Most likely station for 1st response? #52

Service burdens at the nearest city fire station (under, at, or above capacity)? n/a

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes X No

If not, can this site be served? Yes No

What special conditions would be involved in serving this site?

Additional comments: